



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

96AB 530951



FORM - B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of (1) SRI SUBHASH BARUA, son of Late Sudutta Barua, by faith - Hindu, by occupation - Business, by Nationality - Indian, residence at 32, Shyampukur Street, P.S.- Shyampukur, Kolkata - 700004, (2) SRI ARIJIT BHAR, son of Tarun Kumar Bhar, by faith - Hindu, by occupation - Business, by Nationality - Indian, residence at 25/B, Ganendra Mitra Lane, P.S.- Shyampukur, Kolkata - 700004, Partners of the firm "M/S. UNITE REALTOR", a Partnership Firm having its registered office at 25/B, Ganendra Mitra Lane, P.S.- Shyampukur, Kolkata - 700004, the developer of the proposed project "UNITE MANSION", do hereby solemnly declare, undertake and state as under :

- 1. That, SRI DEBASISH BHUR, SRI SUBHASISH BHUR and SRI RANENDRA NATH BHUR are the recorded owners of the property having Municipal Premises No.- 24A, Shampukur Street, KMC Ward No. - 010, Borough No. 11, Kolkata - 700 004, P.S. -Shyampukur.

UNITE REALTOR
Arijit Bhar Partner
[Signature] Partner

REKHA TEWARI
NOTARY
Regn. No.-10288/13
C.M.M's. Court
Kolkata - 700 001
21 MAY 2024

Cont. to page 2.....

031128

No..... Sold to
Address.....
Rs.....
Date.....

SUBASH CH SAHA
(Advocate)
Special Court Kol

10 MAY 2024

10 MAY 2024

SIPRA DEY

Licence No.: 18A

Code : 1070

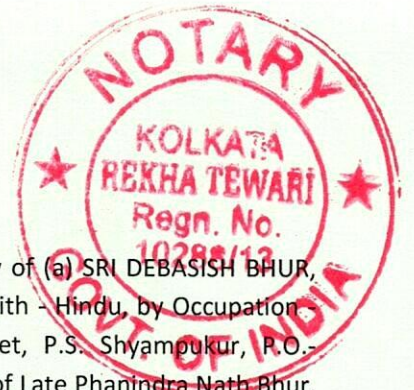
1, N. S. Road, Kolkata-700 001

OFFICE OF THE
JUDGE

GOVERNMENT OF INDIA
MINISTRY OF LAW AND JUSTICE
AT RAJASTHAN
NEW DELHI

10 MAY 2024

10 MAY 2024



: 2 :

2. That the Developer **M/S. UNITE REALTOR**, lawful Constituted Attorney of (a) **SRI DEBASISH BHUR**, (b) **SRI SUBHASISH BHUR**, both son of Late Krishna Kishore Bhur, by Faith - Hindu, by Occupation Service, by Nationality - Indian, residing at 24B, Shyampukur Street, P.S. Shyampukur, P.O.- Shyambazar, Kolkata - 700004 and (c) **SRI RANENDRA NATH BHUR**, son of Late Phanindra Nath Bhur, by Faith - Hindu, by Occupation - Retired, by Nationality - Indian, residing at 24A, Shyampukur Street, P.S.- Shyampukur, P.O.- Shyambazar, Kolkata – 700004; through Development Power of Attorney, Registered in Book – I, Volume no. 1904-2020, Pages from 274687 to 274721, Being no. 190404712, for the year 2020.
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by us/ developer is 11.06.2028.
5. That the seventy percent of the amounts realised by the developer for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and shall be used only for that purpose.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
8. That the developer shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
9. That the developer shall take all the pending approvals on time, from the competent authorities.
10. That the developer has furnished such other documents as have been specified by the rules and regulations made under the Act.
11. That the developer shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

That, the above statements made hereinabove are true to my knowledge.

Dated :

WITNESSES:

1.

UNITE REALTOR

Arijit Bhare
Partner

[Signature]
Partner

**SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION**

Identified by me
[Signature]
Simadri Chakraborty
Advocate
Enrollment No WB/154-A/199
C.M.M Court kolkata

[Signature]
REKHA TEWARI
NOTARY
21 MAY 2024

DEPONENT
REKHA TEWARI
NOTARY
Regn. No.-10288/13
C.M.M.'s Court
Kolkata - 700 001